

ADDENDUM TO A FINAL EIR FOR THE EDENVALE REDEVELOPMENT PROJECT IN SAN JOSE

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has determined that the project described below is consistent with the Edenvale Redevelopment Project Final Environmental Impact Report (EIR) identified below and does not involve new significant effects beyond those analyzed in this Final EIR. Therefore, the City of San Jose can take action on the project as being within the scope of the Final EIR.

PROJECT DESCRIPTION AND LOCATION

File No. H14-027. Site Development Permit to allow the construction of three one-story industrial buildings totaling 286,800 square feet on 16.96 gross acre site located on the west side of Piercy Road, approximately 2070 feet northerly of Silicon Valley Road.

Council District 2

Assessor's Parcel Numbers 678-08-051 -052, -053, -054

The environmental impacts of this project were addressed by a Final Supplemental EIR entitled, "Edenvale Redevelopment Project," and findings were adopted by City Council Resolution No. 69699 on June 20, 2000 and by City Council Resolution No. 70021 on November 21, 2000. The following impacts were reviewed and found to be adequately considered by the EIR:

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|---|--|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Biotics | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Hydrology and Flooding | |
| <input checked="" type="checkbox"/> Energy | | |

ANALYSIS

The amount of industrial development proposed for the site was included and analyzed in the Edenvale Redevelopment Project FEIR at a program level. The Edenvale Redevelopment Project FEIR was a broad range, program-level environmental document, which analyzed the development of approximately 7.88 million square feet of additional industrial uses in the Edenvale area within four subareas. The project site is within subarea 3.

The project, as proposed, would construct three one-story industrial buildings totaling 286,800 square feet. The type and intensity of development proposed is consistent with the intent and findings of the Edenvale Development Project FEIR. This Addendum evaluates the project-specific environmental impacts that were not addressed in the previously certified FEIR, including greenhouse gas emissions.

Based on this evaluation, the proposed project would not result in any new impacts not previously disclosed in the Edenvale Development Project FEIR and will comply with the City's greenhouse gas reduction strategy in the Envision San Jose 2040 General Plan.

Archaeology

The project site is within an identified archeologically sensitive area of the city; therefore, the following standard mitigation measures apply:

- In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director of Planning, Building and Code Enforcement shall be notified, and the archaeologist will examine the find and make appropriate recommendations prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Director of Planning, Building and Code Enforcement.
- In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

Soils and Geology

In conjunction with the FEIR, the proposed project is required to submit a geotechnical investigation report addressing the potential hazard of liquefaction for review by the City Geologist prior to the issuance of a grading permit or Public Works Clearance. The investigation is to be consistent with the guidelines published by the State of California and the Southern California Earthquake Center.

Transportation

The Edenvale Redevelopment Project FEIR studied traffic within the established Edenvale Area Development Policy Area. Within the subareas of the policy area, traffic for identified maximum base building floor area ratios (FAR) were studied. Within subarea 3, the traffic impacts for the maximum base building FAR studied is 0.40. Projects with buildings at or below a FAR of 0.40 within subarea 3 are not required to do any further transportation studies or pay traffic impact fees. Because the project is below FAR 0.40, the project is not required to perform any further traffic analysis or pay traffic impact fees associated with the policy area.

Hazards and Hazardous Materials

A site specific Phase I Environmental Site Assessment (Cardno ATC, June 2014) was prepared for the subject project. The assessment concluded that the project site may have wells and septic systems dated back to the 1960s-1970s that have not been decommission or destroyed. If any

wells or septic systems are discovered during grading or construction, the wells and septic systems should be properly decommissioned and removed.

The project will conform to all local, state, and federal regulations, including the city's Hazardous Material Storage Ordinance and regulations and permits from the city's Fire Department.

Habitat Conservation Plan (HCP)

The proposed project is within the Habitat Conservation Plan (HCP) area. The Habitat Plan is a 50-year regional plan to protect endangered species and natural resources while allowing for future development in Santa Clara County. The proposed project is subject to land cover (Zone A and B) fees, serpentine habitat fees, and nitrogen deposition fees. HCP Condition 13, Serpentine and Associated Specific Avoidance and Minimization, will be incorporated into the development permit.

Conclusion

The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the Edenvale Development Project FEIR. Therefore, an Addendum to the Edenvale Development Project FEIR is appropriate since none of the conditions that require a subsequent EIR in CEQA Guidelines §15162 apply. This addendum will not be circulated for public review, but will be attached to the Edenvale Development Project FEIR pursuant to CEQA Guidelines §15164(c).

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Date

11/24/2014

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